

Send tax notice to:
CHARLES W. ALLISON
6575 MILL CREEK CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015568

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BARRY G. BARNETT and ILENE M. BARNETT, HUSBAND AND WIFE whose mailing address is: 970 County Road 3923, Arley, AL 35541 (hereinafter referred to as "Grantors") by CHARLES W. ALLISON whose mailing address is: 6575 MILL CREEK CIRCLE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of the final record plat of Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21, in the Probate Office of Shelby County Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. ALL OIL, GAS AND MINERALS WITHING AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. BUILDING SETBACK LINES AS SHOWN BY RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1995-16401 AND 1ST AMEND RECORDED INST NO. 1995-1432 AND 2ND AMEND RECORDED AS INST NO. 1996-21440 AND MAP BOOK 21, PAGE 21.
4. PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO 1995-16401; 1ST AMEND 1995-1432; 2ND AMEND 1996-21440
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS SET OUT IN MAP BOOK 21, PAGE 21.
7. EASEMENT TO BELL SOUTH COMMUNICATIONS AS RECORDED IN INSTRUMENT NO. 1995-7422
8. AMENDED AND RESTATED RESTRICTIVE COVENANTS INCLUDING BUILDING SETBACK LINES AND SPECIFIC PROVISIONS FOR DENSE BUFFER ALONG HUGH DANIEL DRIVE, ALL SET OUT IN INSTRUMENT RECORDED IN REAL 265, PAGE 96.
9. SHELBY CABLE AGREEMENT AS RECORDED IN REAL 350, PAGE 545.
10. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN AN AGREEMENT RECORDED IN REAL BOOK 235, PAGE 574 AS MODIFIED BY AGREEMENT RECORDED AS INST. NO. 1992-20786 AND FUTHER MODIFIED BY AGREEMENT RECORDED AS INST. NO 1993-20840.

11. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN INSTRUMENT NO. 1994-21963
12. DEVELOPMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, GREYSTONE RESIDENTIAL ASSOCIATION, INC., GREYSTONE RIDGE, AND UNITED STATES FIDELITY AND GUARANTY COMPANY AS RECORDED IN INSTRUMENT NO. 1994-22318 AND 1ST AMENDMENT RECORDED IN INSTRUMENT NO. 1996-0530.
13. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT AS SET OUT IN INST. NO. 1995-16400.
14. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN INST 1995-16403

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of September, 2015.


BARRY G. BARNETT


ILENE M. BARNETT

STATE OF ALABAMA
COUNTY OF SHELBY

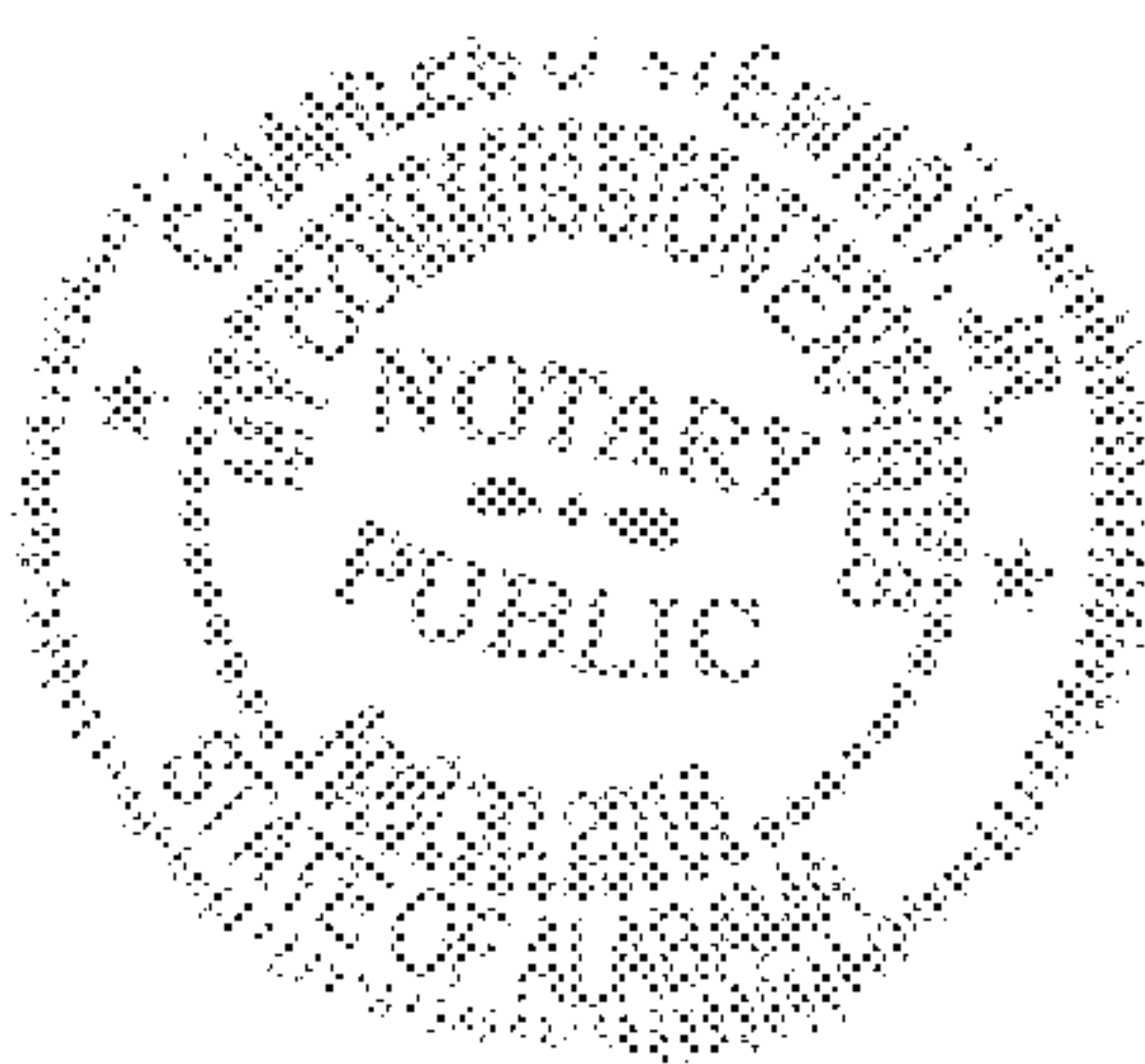


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/16/2015 10:21:33 AM
\$232.00 CHERRY
20150916000324530



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARRY G. BARNETT and ILENE M. BARNETT whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2015.



Notary Public

Print Name

Commission Expires:

